

Exhibit A

Comparative Market Analysis



**Mack Washington Lane, Hempstead, Texas
77445**

John Lewis Jr. Receiver

MAY 9, 2023



Mark Dimas

Mark Dimas Properties

Map of Comparable Listings

STATUS: S = SOLD

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	Mack Washington Lane, Hempstead, Texas 77445	-	-	-	-
2	93821722	S	40647 Fm 1488	-	0/0	-	\$2,000,000
3	87998632	S	Tbd Fm 1098	-	0/0	-	\$500,000
4	37569686	S	Tbd Fm 1488	-	0/0	-	\$1,759,622
5	60300048	S	37642 Brumlow Road	3	2.00	2,964	\$1,050,000
6	16380255	S	0 Fm 1488 Road	-	0/0	-	\$438,000



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Summary of Comparable Properties

SOLD LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
40647 Fm 1488	10/11/22	-	0/0	-	\$2,000,000	-
Tbd Fm 1098	9/26/22	-	0/0	-	\$500,000	-
Tbd Fm 1488	8/19/22	-	0/0	-	\$1,759,622	-
37642 Brumlow Road	6/29/22	3	2.00	2,964	\$1,050,000	\$354
0 Fm 1488 Road	9/8/22	-	0/0	-	\$438,000	-
Averages				2,964	\$1,149,524	\$354



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Comparable Home

MLS #93821722



40647 Fm 1488

\$2,000,000

Hempstead, Texas 77445

SOLD 10/11/22

Beds

0/0 BathsDays on market: **31**

Features

Acres Description: 15 Up to 20 Acres**List Type:** Exclusive Right to Sell/Lease**Road Surface:** Asphalt**Disclosures:** No Disclosures**Pool Private:** False**Water Sewer:** No Sewer, No Water

Details

Prop Type: Country Homes/Acreage**Lot Size (sqft):** 760,696**List Price:** \$2,250,000**Middle:** Hempstead Middle School**County:** Waller**List date:** 8/8/22**Orig list price:** \$2,250,000**Elementary:** Hempstead Elementary School**Area:** 26**Sold date:** 10/11/22**Taxes:** \$24**Subdivision:** Wail Justo Liendo Surv Abs #41**Off-market date:** 9/8/22**School District:** 24 Hempstead**Acres:** 17.4632**Updated:** Oct 16, 2022 4:41 PM**High:** Hempstead High School

Remarks

This 17.4632-acre property is a prime location for your country home or new/expanding commercial venture. Located in the highly desirable northwestern section of Waller County on FM 1488 at the intersection of US Hwy 290 and Hwy 6, it is within minutes of the new RCR Hempstead Logistics Park, Prairie View A&M University, and the Prairie View Cricket Fields, as well the nearly Wolfe Companies 521-acre development in Waller and the Daiken Manufacturing Plant in Hockley. This location is also situated at a pivotal point to provide easy access to the rapidly expanding Houston, Woodlands, College Station / Bryan, and Austin communities. The site offers an advantageous elevation, approximately 447 ft of road frontage, and the availability of City of Hempstead utilities. Call to schedule an appointment today.

Courtesy of Hegemeyer Realty & Associates


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Mack Washington Lane, Hempstead, Texas 77445

40647 Fm 1488

Hempstead, Texas 77445

MLS #93821722

\$2,000,000**SOLD** 10/11/22Beds **0/0** BathsDays on market: **31**Days on market: **31****Mark Dimas**

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40647 Fm 1488 Hempstead, Texas 77445

MLS #93821722



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Comparable Home

MLS #87998632



Tbd Fm 1098

\$500,000

Hempstead, Texas 77445

SOLD 9/26/22

Beds

0/0 Baths
Days on market: **34**

Features

Acres Description: 10 Up to 15 Acres

List Type: Exclusive Right to Sell/Lease

Road Surface: Asphalt

Disclosures: No Disclosures

Pool Private: False

Water Sewer: No Sewer, No Water

Details

Prop Type: Country Homes/Acreage

Lot Size (sqft): 584,374

List Price: \$525,000

Middle: Schultz Junior High School

County: Waller

List date: 6/8/22

Orig list price: \$525,000

Elementary: H T Jones Elementary School

Area: 26

Sold date: 9/26/22

Taxes: \$50

Subdivision: Other

Off-market date: 7/12/22

School District: 55 Waller

Acres: 13.4154

Updated: Sep 28, 2022 6:57 AM

High: Waller High School

Remarks

In the heart of rapidly expanding area of northern Waller County, this prime 13+/- acre tract is the perfect site for your new county home, growing business venture, or as an addition to your investment portfolio. Unrestricted and ag exempt, it qualifies for a favorable tax rate. While outside the congestion of the big city, it offers easily accessible connections to the metropolitan areas of Bryan-College Station, Houston, Austin, and The Woodlands, and Austin via SH 6, US 290, and FM 1488. Additionally, it is only a short drive away from the new Hempstead Logistics Park, Daiken Manufacturing Plant in Hockley, and the Wolff Company Beacon Hill project in Waller. The property's rural atmosphere, coupled with convenient access for clientele, make it an excellent choice for a variety of uses. Call today and come explore the unique possibilities this site has to offer. The property is cleared and visible from the road.


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Tbd Fm 1098

Hempstead, Texas 77445

MLS #87998632

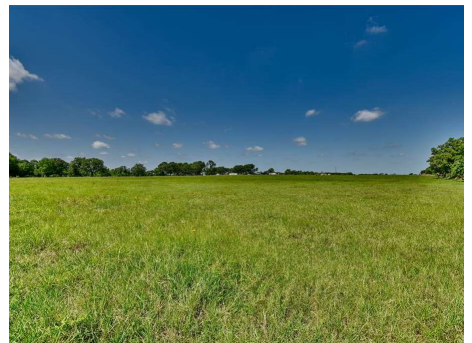
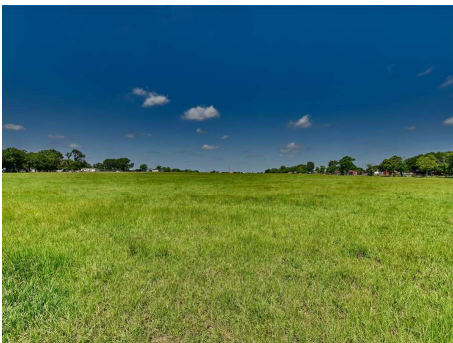
\$500,000

SOLD 9/26/22

Beds **0/0** Baths

Days on market: **34**

Days on market: **34**



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Tbd Fm 1098

Hempstead, Texas 77445

MLS #87998632



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Comparable Home

MLS #37569686



Tbd Fm 1488

\$1,759,622

Hempstead, Texas 77445

SOLD 8/19/22

Beds

0/0 BathsDays on market: **108**

Features

Acres Description: 50 or more Acres

List Type: Exclusive Right to Sell/Lease

Road Surface: Concrete

Disclosures: No Disclosures

Pool Private: False

Water Sewer: No Sewer, No Water

Details

Prop Type: Country Homes/Acreage

Lot Size (sqft): 2,437,269

List Price: \$1,850,000

Middle: Schultz Junior High School

County: Waller

List date: 3/30/22

Orig list price: \$2,200,000

Elementary: H T Jones Elementary School

Area: 26

Sold date: 8/19/22

Taxes: \$85

School District: 55 Waller

Subdivision: N/A

Off-market date: 7/16/22

High: Waller High School

Acres: 55.952

Updated: Aug 19, 2022 3:42 PM

Remarks

This beautiful and well-located 56 acres is perfect for a buy-and-hold, development, or as part of a tax-deferred exchange. The gently rolling land is about 70% open and 30% wooded. The sandy loam soils are well drained, and there is no flood plain present. One pond supplies year-round water to livestock and wildlife, and likely could be developed into a beautiful water feature. Light grazing has left the property in good shape for the cattle tenant. There is approximately 1,500 feet of frontage on FM 1488 and 800 feet on Mayer Rd at the back of the property. The property is perimeter fenced. Electricity is available along the road, water well and septic needed. There is a 138-kV Centerpoint Energy transmission line easement on the property. Sellers own part or all of the mineral estate. Waller ISD. Agricultural tax valuation.

Courtesy of Grand Land Realty, LLC


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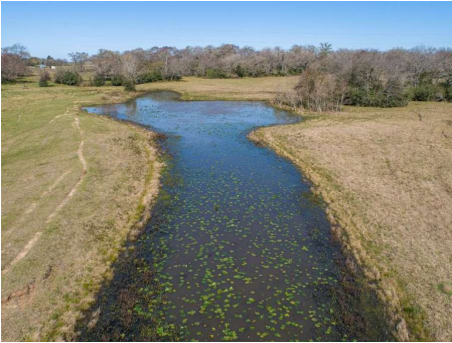
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Tbd Fm 1488

Hempstead, Texas 77445

MLS #37569686

\$1,759,622**SOLD** 8/19/22Beds **0/0** BathsDays on market: **108**Days on market: **108****Mark Dimas**

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Tbd Fm 1488 Hempstead, Texas 77445

MLS #37569686



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Comparable Home

MLS #60300048



37642 Brumlow Road

\$1,050,000

Hempstead, Texas 77445

SOLD 6/29/22**3** Beds**2.00** Baths**2,964 Sq. Ft.** (\$354 / sqft)Year Built **1974**

Features

Acres Description: 20 Up to 50 Acres**Cool System:** Central Electric**Disclosures:** Sellers Disclosure**Energy:** Ceiling Fans**Fireplaces:** 1**Floors:** Carpet, Tile**Foundation:** Slab**Garage Desc:** Detached Garage**Heating:** Central Electric**Improvements:** Barn, Fenced, Guest House, Pastures**List Type:** Exclusive Right to Sell/Lease**Lot Description:** Cleared, Water View**Oven Type:** Electric Oven**Pool Private:** False**Range Type:** Electric Cooktop**Road Surface:** Asphalt**Room Description:** Family Room, Formal Living, Kitchen/Dining Combo, Living Area - 1st Floor, Sun Room**Topography:** Rolling**Tree Desc:** Clusters**Water Amenity:** Pond**Water Sewer:** Septic Tank, Well

Details

Prop Type: Country Homes/Acreage**County:** Waller**Area:** 26**Subdivision:** None**Style:** ["Traditional"]**Full baths:** 2.0**Acres:** 35.14**Lot Size (sqft):** 1,530,698**Garages:** 1**List date:** 4/26/22**Sold date:** 6/29/22**Off-market date:** 4/26/22**Updated:** Jun 29, 2022 9:32 AM**List Price:** \$1,100,000**Orig list price:** \$1,100,000**Taxes:** \$8,728**School District:** 55 Waller**High:** Waller High School**Middle:** Waller Junior High School**Elementary:** H T Jones Elementary School

Remarks

35 unrestricted acres, rolling land with nice views, no flood plain, fenced & cross fenced, pond, 2 wells, 5 septic, barn, shop unfinished guest quarters (19'x25'), working pens, kennels, chicken coop. Large 3 bedroom, 2 full bath home with fireplace, 2 living areas & sunroom. Home sits on a hill surrounded by trees. Easy access to Hwy 290 just off FM 359.


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37642 Brumlow Road

Hempstead, Texas 77445

MLS #60300048

\$1,050,000**SOLD** 6/29/22**3 Beds 2.00 Baths****Year Built 1974****2,964 Sq. Ft. (\$354 / sqft)****Mark Dimas**

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37642 Brumlow Road

Hempstead, Texas 77445

MLS #60300048

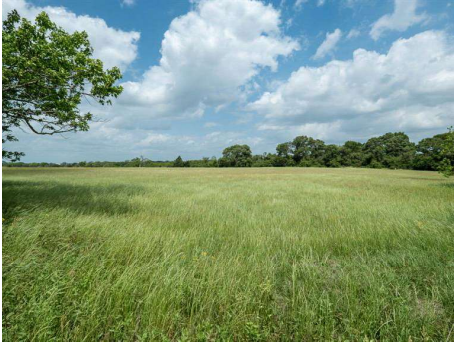


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Comparable Home

MLS #16380255



0 Fm 1488 Road

\$438,000

Hempstead, Texas 77445

SOLD 9/8/22

Beds

0/0 BathsDays on market: **79**

Features

Acres Description: 10 Up to 15 Acres

Disclosures: No Disclosures

Improvements: Fenced

List Type: Exclusive Right to Sell/Lease

Lot Description: Cleared

Pool Private: False

Road Surface: Asphalt

Water Sewer: No Sewer, No Water

Details

Prop Type: Country Homes/Acreage

County: Waller

Area: 26

Subdivision: None

Acres: 12.5

Lot Dim: 637X869

Lot Size (sqft): 544,500

List date: 5/10/22

Sold date: 9/8/22

Off-market date: 7/28/22

Updated: Sep 12, 2022 5:29 AM

List Price: \$499,500

Orig list price: \$562,500

Taxes: \$15

School District: 55 Waller

High: Waller High School

Middle: Schultz Junior High School

Elementary: H T Jones Elementary School

Remarks

GREAT LOCATION! Cleared & Unrestricted just waiting for you to build your dream home or business! Scattered trees with excellent FM 1488 road frontage. Bring the cattle or horses. No Flood Plain! Don't miss out on this one! Agents, property is cleared, open and able to be fully viewed from the road. If you would like to access the property please make an appointment through showing time and the seller will accompany you due to cattle being on the property.

Courtesy of Waller County Land Co.

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0 Fm 1488 Road

Hempstead, Texas 77445

MLS #16380255

\$438,000**SOLD** 9/8/22Beds **0/0** BathsDays on market: **79**Days on market: **79****Mark Dimas**

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0 Fm 1488 Road

Hempstead, Texas 77445

MLS #16380255



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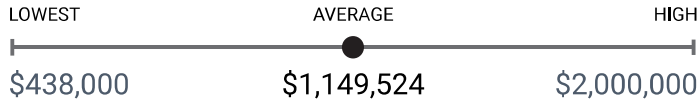
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Comparable Property Statistics

S 5 Sold Listings



AVG PRICE / SQFT

\$354

AVG DOM

63**Mark Dimas**

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Sold Property Analysis

Averages

87.49%

Homes sold for an average of 87.49% of their list price.

63

Days on market

It took an average of 63 days for a home to sell.

Analysis

ADDRESS	ORIG LIST PRICE	SOLD PRICE	% OF ORIG LIST PRICE	DOM	\$ PER SQFT
40647 Fm 1488	\$2,250,000	\$2,000,000	88.89%	31	-
Tbd Fm 1098	\$525,000	\$500,000	95.24%	34	-
Tbd Fm 1488	\$2,200,000	\$1,759,622	79.98%	108	-
37642 Brumlow Road	\$1,100,000	\$1,050,000	95.45%	-	\$354
0 Fm 1488 Road	\$562,500	\$438,000	77.87%	79	-
Averages	\$1,327,500	\$1,149,524	87.49%	63	\$354



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Suggested List Price

Analysis of the comparable properties suggests a list price of:

\$1,150,000

Comparable Averages *per Status*

S 5 Sold

\$1,149,524 \$354 / sqft

ADJ ↑ **\$1,149,524** \$354 / sqft

63 Days on Market

Disclaimer

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.



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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.